



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 30TH JANUARY 2024 IN THE PARISH OFFICE MEETING ROAD, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

184/24 PRESENT:

Cllrs Adam, Besant, Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the Chair).
The Clerk was also in attendance.

185/24 APOLOGIES:

There were no apologies.

186/24 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 2nd January 2024 were agreed and signed as a true record.

187/24 CLLR INFORMATION

Declarations of Interest

Cllr Boswell declared an interest in 23/505711/TCA as property was rented by daughter but had not been lobbied.

Cllr Besant declared an interest in 24/500073/SUB as he was the planning agent. Cllr Besant would leave the meeting when this item was discussed.

Granting of Dispensation

There were no requests for dispensation.

188/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

189/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

23/502270/FULL – Beech Depot, Sheephurst Lane, Marden

Revised details: Conversion of a commercial storage building to form six dwellings to include associated building works and access improvement (as previous approved under 17/506063/FULL)

Cllrs reviewed their previous comments from 13th June 2023 in line with the revised details. Cllrs felt that their comments be reiterated and in regard to the biodiversity and landscaping, although a drawing has been provided, no statement had been provided to give a rationale for the proposals and therefore Cllrs felt that there was non-compliance to Marden Neighbourhood Policies NE3 (Landscape Integration), NE4 (Biodiversity and Habitats) and NE5 (Landscape Planting).

Cllrs therefore recommend refusal and wished it to go to Committee if MBC are minded to approve.

24/500103/FULL – 5 Primrose Close, Marden

Erection of a Victorian conservatory

Cllrs noted the application but did not wish to comment.

SUBMISSION OF DETAILS

19:51 Cllr Besant left the meeting

24/500073/SUB – Blue House Farm, 3 The Lambing Shed, Battle Lane, Marden

Submission of details pursuant to condition 3 (Ecology Enhancements) of application

23/504561/FULL

Cllrs noted the details but did not wish to comment.

19:55 Cllr Besant returned to the meeting

24/500099/SUB – Bridgelands Cottage, High Street, Marden

Submission of details to discharge condition 3 (watching brief) of planning application

22/504246/FULL.

Cllrs noted the details but did not wish to comment.

OTHER APPLICATIONS

23/505711/TCA – Quince Cottage, Howland Road, Marden

Conservation Area notification to reduce one Goat Willow to 4 metres in height at the fork area and fell one Poplar. Thin crown of one Copper Beech by 15% and reduce to a height of 11 metres and 10 metre spread. Reduce three Portuguese Laurels by 30% (T1) to a height of 8 metres and 8 metres spread, (T2) to a height of 4 metres and 6 metres spread, (T3) to a height of 3 metres and 3 metres spread.

Cllrs raised no objection to this application.

190/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications had received for outside of Marden parish.

191/24 MBC DECISIONS & APPEALS

Decisions

23/504124/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed Building Consent for installation of boiler with external flue (works Completed).

MPC: Noted

MBC: Granted

23/504485/TPOA – Bramley Court, Marden

TPO application to reduce three Ash (T67, T68, T69) to a height of 10m and 3m width.

Removal of dead wood.

MPC: No objection

MBC: Refused

23/504589/FULL – 6 Medway Cottages, Pattenden Lane

Extension of a disabled access dropped kerb to create vehicular access to the front of the property and creation of new driveway.

MPC: No objection (in principle).

MBC: Granted

23/504885/SUB – Land Rear of The Taj, Church Green, Marden

Submission of details of condition 3 (Archaeological Site Specific Details) of application

23/504966/FULL.

MPC: No objection (commented regarding site plan/management)

MBC: Granted

23/504937/LDCEX – Bens Oak, Goudhurst Road, Marden

Lawful Development Certificate (existing) for use of agricultural land as residential garden.

MPC: Noted

MBC: Approved

23/504966/FULL – Land Rear of The Taj, Church Green, Marden

Section 73 - Application for Minor Material Amendment to approved plans condition 2 (roof outline and styling changes to elevations) and variation of condition 6 (iv) (zinc cladding to

roof dormers, as this material has now been removed from scheme) pursuant to 22/504747/FULL (Erection of 4 dwellings).

MPC: No objection

MBC: Granted

23/505051/LBC – Square Oast, Gatehouse Farm, Hunton Road

Listed Building Consent Application to install log burning stove/ flue system in ground floor living room, through the ground floor ceiling, into 1st floor bedroom and out through external brick wall. To reduce height of flue, add an extractor fan.

MPC: No objection

MBC: Granted

23/505102/FULL – Chain Dene, Tilden Lane, Marden

Change of land use of land rear of dwelling to residential garden land, demolition of garage, carport and workshop and erection of detached car port with store and plant room.

MPC: Refused

MBC: Granted

23/505154/FULL – 62 Sovereigns Way, Marden

Erection of two storey side and single storey rear extension

MPC: No objection

MBC: Granted

23/505406/PNQCLA – 2 The Lambing Shed, Blue House Farm, Battle Lane

Prior notification for the change of use of agricultural building to 1no. dwelling with associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

MPC: Refused

MBC: Refused

23/505631/TCA – St Michael's and All Angels Church, Church Green, Marden

Conservation Area Notification : T1 Lime - Pollard to a height of 15 - 20 feet, as recommended by Crispin Tregonning, Tree Surgeon.

MPC: No objection

MBC: No objection

Decisions outside Marden Parish

No decisions had been received from MBC.

Appeals

23/502/501/FULL – Oakleigh, Thorn Road, Marden

Erection of 2 detached 4-bedroom dwellings with associated drive and access (Appeal No. APP/U2235/W/23/3331689).

Cllrs received notification that this application had gone to Appeal but did not wish to add anything further to their previous comments.

Enforcement Appeal: Tanner Farm Park, Goudhurst Road, Marden

The decision to the above Enforcement Appeal had been received from the Planning Inspector and the appeal had been dismissed.

192/24 OTHER PLANNING ISSUES:

MBC Planning Committee

The next MBC Planning Committee meeting is on 15th February 2024.

Maidstone Borough Council Local Plan

The Inspector is holding a further consultation on 3 technical documents which runs until 14th February. The Clerk asked Cllrs to email her if they wished this to be added to the Full Council agenda.

Details on the latest updates regarding the review can be seen on MBC's website.

Tree Preservation Orders (TPOs)

Cllrs agreed to pursue an application for a TPO on trees on land in Copper Lane.

MPC Planning Policies

Cllrs reviewed the Planning policies and Cllr Tippen asked for amendments to Planning Policy 1 which was agreed. The Clerk would make this change and circulate in readiness to be presented to the March Full Council meeting.

193/24 MARDEN NEIGHBOURHOOD PLAN

The Clerk was asked to chase MBC for comments on the draft review at the end of February.

194/24 INVOICES FOR PAYMENT:

There were no invoices for payment.

There was no enforcement to report or information received so the meeting was not closed for item 195/24.

195/24 ENFORCEMENT

New/Reported Alleged Enforcement
MBC Update on Enforcement

There being no further business the meeting closed at 8.30pm

Signed:

Date:

Cllr Turner, Chairman, Marden Planning Committee
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